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tention of the King and of the three Estates of the Realm is passed, it abridges the Royal Prerogative while it is in force to this extent, that the Crown can only do the particular thing under and in accordance with the statutory provisions, and its Prerogative power to do it is in abeyance."<sup>5</sup> There was no doubt, however, in the minds of the judges that Parliament could authorize a taking of private property for national defence without any compensation. One may wonder whether a "prerogative" of Parliament may not become as irksome as a prerogative of the Crown, and whether the function of the judiciary should not also extend to a protection of private citizens against the legislature.

The book is a scholarly discussion of this aspect of the royal prerogative. It cites and examines most of the statutes and cases bearing upon the matter from the time of Magna Charta. It contains chapters on the Defence Acts, the prerogative of the Crown, the Defence of the Realm Consolidation Act, the effect of the statute upon the prerogative, petition of right; notes on the right to compensation in respect of requisitioned property other than land, the Indemnity Act, 1920; and appendices containing statutes, historical documents, and the judgment of the House of Lords in *Attorney-General v. De Keyser's Royal Hotel, Ltd.*

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A PRACTICAL TREATISE ON ABSTRACTS AND EXAMINATIONS OF TITLE TO REAL PROPERTY. By George W. Warvelle. Fourth edition. Chicago: Callaghan and Company. 1921. pp. xxvii, 757.

The chief value of this book lies in the practical suggestions it makes for the abstractor of titles or conveyancer in the narrow, technical field of his craft. The book is composed in part of these suggestions and in part of the statement of the general rules of the law of property and wills. There are chapters on the acquisition of title, uses and trusts, dower and curtesy, on descent, on insolvency and bankruptcy, on wills, and on adverse title. Such chapters are not the main purpose of the work and are the least valuable part of it. The author has properly dealt briefly with these topics, but they could frequently be better expounded. In several instances positive misstatements are found. The language of § 402 that a perpetuity occurs "whenever there is a suspension of the power of alienation for a longer period than a life or lives in being at the creation of the estate" has not been changed since the first edition in 1883. Since that date it has been clearly demonstrated that the Rule against Perpetuities strikes at the creation of remote future interests even if alienable. The statement of the Rule in "Shelly's" (Shelley's) Case, § 386, perpetuates a common error.

But the other parts of the book have proved of decided value to the practitioner, and the work here is well done. There is no better place to find the description of our records and indices, the extent of the search which should be made, the method of compiling the abstract, the statement of errors and omissions frequently met, and the form and presentation of opinions. The appendix, as in the third edition, contains forms of New England abstracts and tables of land measures. All kinds of United States conveyancing are dealt with, New England and western methods of recording and indexing, state and United States patents, and tax titles.

Of the four editions the most radical changes occurred in the third. Not much new matter is added in the present edition.

J. W.

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<sup>5</sup> [1920] A. C. 508, 539, per Lord Atkinson.